



AGENDA
SUNNYVALE PLANNING COMMISSION
October 10, 2005

SPECIAL START TIME - 6:30 PM Study Session - West Conference Room
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1. **2004-0169 – Study Issue - Zoning Land for Services Uses EL (To Planning Commission on 10/17/05 and to City Council on 10/25/05) (25 minutes)**
2. **2005-0643 and 2005-0645 – Pulte Homes [Applicant] Morton J Port Trustee; Joseph Dellamano Et Al [Owners]: Application for related proposals on a 2.2-acre site located at 1047 North Fair Oaks Avenue (near Weddell Dr) and a 1.5 acre site located at 508 Tasman Drive (near Karlstad Dr) in an M-S/ITR/R3/PD (Industrial and Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APNs: 110-14-170; 110-14-129) KD; (20 minutes)**
 - **Special Development Permit to allow the construction of 66 additional townhomes for a total of 234 units at Danbury Place, and**
 - **Tentative Map to subdivide 2 lots into 12 lots for condominium purposes and 2 common lots.**
3. **Identify Potential Study Issues for 2006 (35 minutes)**
4. **Comments from the Chair (5 minutes)**

8:00 PM - Public Hearing – Council Chambers
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CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

APPROVAL OF MINUTES of September 26, 2005

PUBLIC HEARINGS/GENERAL BUSINESS

1. Appeal of a decision by the Director of the Planning Division to deny a tree removal permit for a redwood tree in the front yard at **1633 Edmonton Avenue** in an R-1 (Low Density Residential) SD (APN 320-05-008) (Brought to PC for clarification/application of the TRP Ordinance, redwood tree growing on top of sewer line and causing damage.)
2. **2005-0622 – Centex Homes** [Applicant] **Dubrovnik Properties LLC** [Owner]: Application for related proposals on a 4.8-acre site (Oasis Mobile Home Manor) located at **610 Alberta Avenue** (near Hollenbeck Ave) in an RMH (Residential Mobile Home) Zoning District. (Negative Declaration) (APN: 323-33-062) GC;
 - **GPA** from RMH (Mobile Home Park) to RLM (Residential Low Medium)
 - **Rezone** from MHP (Mobile Home Park) to R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District,
 - **Special Development Permit** to allow 55 single-family homes, and
 - **Tentative Map** to subdivide one lot into 55 lots and one common lot.
3. **2005-0319 - Wendell L. Whitfield** [Applicant/Owner]: Application for related proposals on a 16,250 square foot site located at **461 and 471 South Murphy Avenue** (near Olive Ave.) in a DSP-11 (Downtown Specific Plan/Block 11) Zoning District. (Negative Declaration) (APNs: 209-26-006, 007) TF
 - **Special Development Permit** to allow the construction of five town homes;
 - **Tentative Map** to subdivide existing lots into five townhouse lots and one common lot.
4. **City of Sunnyvale Redevelopment Agency** – Adoption of a proposed Amended and Restated Redevelopment Plan for the Central Core Redevelopment Project Area to update the Plan and increase tax increment collection for the plan. BMC
5. Appeal of a decision by the Director of the Planning Division for a project located at **1156 Aster Avenue** (near E. Evelyn Avenue) to modify the Special Development Permit approval requiring slate roof material to allow for 50-year Dimensional Composition Material (APN: 213-01-026) KD
6. **2005-0778 – Super Space Self Storage** [Applicant] **Advanced Micro Devices** [Owner]: Application for a Use Permit on a 3.4-acre site to allow the construction of a three-story self-storage facility totaling 200,636 square feet with a 136% floor area ratio. The properties are located at **901 and 902 Thompson Place** (frontage on Arques near Wolfe) in an M-S (Industrial & Service) Zoning District. (Mitigated Negative Declaration) (APN: 205-26-005; 205-26-006) KD

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS
 - City Council Meeting Report
 - Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

Notice to the Public:

Agenda information is available by calling (408) 730-7440. Agendas and associated reports are also available on the City's web site at <http://www.sunnyvale.ca.gov>, or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting. Please contact Community Development Department, Planning Division office at 408/730-7440 for specific questions regarding the agenda.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing. PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CRF 35.104 ADA Title II)

VISUAL PRESENTATION

To assist you in utilizing the technology available in the Council Chambers, the publication "How to Make Your Presentation More Effective" may be helpful.

Ask the Project Planner for a copy. Copies are also available on the table located at the back of the Council Chambers prior to scheduled Planning Commission and City Council meetings. You may also pick up a copy at the One Stop Permit Center or the City Clerk's Office during normal business hours, or visit the City's website at: <http://www.sunnyvale.ca.gov>.

PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2005:

January 10	June 13	October 17 ***
January 24	June 27	November 14
February 14	July 11	November 28
February 28	July 25	December 12
March 14	Aug 8	January 9, 2006
March 28	Aug 22	January 23, 2006
April 11	Sep 12	February 13, 2006
April 25	Sep 26	February 27, 2006
May 9	October 10	
May 23	October 24	

- * Joint Study Session with City Council
- ** City Council Study Issue Workshop
- *** Special Planning Commission Meeting

Planning Commission typically meets the 2nd and 4th Monday of each month. Study Sessions are held at 7PM in the West Conference Room. Public Hearings are held at 8PM in the Council Chambers. Public Hearings are broadcast on KSUN.

Channel 15 – KSUN

Monday, October 10, 2005	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, October 13, 2005	Planning Commission Meeting (Replay of October 10, 2005) 8:00 p.m.
Saturday, October 15, 2005	Planning Commission Meeting (Replay of October 10, 2005) 11:00 a.m.
Sunday, October 16, 2005	Planning Commission Meeting (Replay of S October 10, 2005) 11:00 a.m.

GUIDELINES FOR ADDRESSING THE PLANNING COMMISSION

Public Announcements – Beginning of Meeting

- 3 minutes or less per speaker.
- Speakers are requested to give their name (address is optional).
- Recognition of a special achievement.
- Announcement of public event with definite time and date.
- Public events that are of Planning Commission interest that occur in the City annually. (Only announce one time for the year).

Public Hearings – Order of Hearing as Follows:

- Opening remarks by the applicant (if applicable).
- Speakers are requested to give their name (address is optional).
- Anyone interested in addressing the Planning Commission (may only speak one time).
- Closing remarks by the applicant (if applicable).
- Time limit of 3 minutes per person (to be extended at discretion of Chair). Please make comments brief and be prepared to provide new input.

Citizens to be Heard

- Any item relevant to the Planning Commission.
- Speakers are requested to give their name (address is optional).
- Speakers are to turn in a Speaker Card to the Recording Secretary.
- Items not on the agenda.
- Items that do not fall within the scope of the Public Announcement section.
- Time limit of 3 minutes, 15 minutes total for this category (to be extended or continued to end of Planning Commission business, at the discretion of the Chair). Limit to one appearance during this section.

<p>If you wish to provide the Planning Commission with copies of any handout materials you are presenting, please provide sufficient copies for each Planning Commission member, the Recording Secretary and other staff present.</p>
